TALCOTT ESTATES

TALCOTT MOUNTAIN ROAD - SIMSBURY, CONNECTICUT

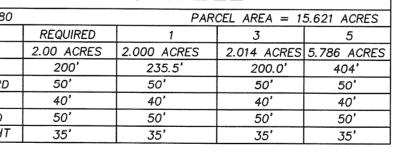
APPLICANT: OWNER: SITE PLANNER:

MAGLIERI DEVELOPMENT, LLC TIM ELLSWORTH DENNO LAND SURVEYING & CONSULTING, LLC

- 1. TOPOGRAPHY TAKEN FROM TOWN OF SIMSBURY TOPOGRAPHIC MAPPING.
- 2. PRIOR TO THE START OF ANY CONSTRUCTION, THE DEVELOPER'S CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE TOWN STAFF.
- 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND UTILITY LOCATIONS.
- 4. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF SIMSBURY STANDARDS AND CONNECTICUT DOT FORM 816.
- 5. ALL NEW UTILITIES SHALL BE UNDERGROUND. ALL UTILITY COMPANIES SHALL BE NOTIFIED IN A TIMELY MANNER SUCH THAT THEIR LINES CAN BE BURIED PRIOR TO THE PAVING OF THE ROADWAY.
- 6. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN ENGINEER, OR THE CONSERVATION COMMISSION, OR ITS DESIGNATED REPRESENTATIVE DURING THE CONSTRUCTION OF ANY SITE IMPROVEMENTS SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE/REPAIR/ REPLACEMENT OF ALL SEDIMENT/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND THE CONSERVATION COMMISSION, OR ITS DESIGNATED REPRESENTATIVE.
- 7. LOAM AND SEED ALL DISTURBED AREAS WHICH ARE NOT PAVED. MULCHED, OR PLANTED PER THE SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.
- 8. THE DEVELOPER AND HOME BUILDERS SHALL PRACTICE EFFECTIVE DUST CONTROL DURING DRIVE AND HOUSE CONSTRUCTION TO KEEP DUST AND BLOWN DEBRIS FROM AFFECTING ADJACENT PROPERTIES.
- 9. THE DEVELOPER SHALL CLEAN ANY REMAINING DEBRIS, TRASH, RUBBISH AND DISCARDED MATERIALS FROM THE SITE AND DISPOSE OF SAME IN AN AREA AND BY METHODS APPROVED BY THE TOWN OF SIMSBURY AND THE STATE DEEP.
- 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.
- 11. THE PROPER APPLICATION OF MODERN ARCHITECTURAL PRACTICES WILL PROVIDE FOR MANY POSSIBLE METHODS OF UTILIZING ACTIVE OR PASSIVE SOLAR DESIGN ELEMENTS IN
- 12. THE USE, STORAGE OR DISPOSAL OF ANY MATERIAL NOT IN ACCORDANCE WITH THAT SHOWN ON THE APPROVED PLANS, OR REQUIRED BY ANY REGULATORY AGENCY. MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT OR APPROVAL GRANTED BY THE
- 13. THERE SHALL BE NO STOCKPILING OR DISPOSAL OF SURPLUS MATERIAL, WITHIN OR IMMEDIATELY ADJACENT TO REGULATED AREAS, TEMPORARILY OR PERMANENTLY, BEYOND THE EXTENT SHOWN ON THE PLANS. ANY EXCESS MATERIAL FROM THE PROPOSED CONSTRUCTION SHALL BE DEPOSITED IN AN OFF-SITE NON-REGULATED AREA AND THE APPLICANT SHALL PROVIDE CERTIFICATION OF ITS DEPOSITION AND QUANTITY. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEPOSITION OF THIS
- 14. ANY PERMIT REQUIRED BY CONNECTICUT DEEP UNDER SECTION 22A-430B (STORM WATER ACTIVITY ASSOCIATED WITH CONSTRUCTION ACTIVITIES GENERAL PERMIT) OF THE CONNECTICUT GENERAL STATUTES MUST BE OBTAINED BY THE DEVELOPER PRÍOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- 15. AN UNRESTRICTED RIGHT TO DRAIN IS HEREBY ESTABLISHED ON ALL DOWN GRADIENT LOTS IN FAVOR OF THE UP GRADIENT LOT FOR THE DISCHARGE OF STORM WATER
- 16. THE PRIVATE ROAD WILL NOT BE OWNED BY THE TOWN OF SIMSBURY. ALL MAINTENANCE, REPAIR AND SERVICES, SUCH AS DRAINAGE IMPROVEMENTS OR REPLACEMENT, SNOW REMOVAL, SANDING AND SWEEPING OF THE ROAD, ETC., WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. THE PRIVATE ROAD SHALL BE PAVED 18 FEET WIDE PRIOR TO THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT SERVED BY THIS ROAD. AGREEMENTS WHICH PROVIDE FOR THE SHARED MAINTENANCE OF THIS SHARED PRIVATE ROAD AND STORM DRAINAGE IMPROVEMENTS SHALL BE FILED IN THE LAND RECORDS OF THE SIMSBURY TOWN CLERK PRIOR TO THE ISSUE OF ANY CERTIFICATE OF OCCUPANCY FOR THESE LOTS.
- 17. SCHOOL BUS PICKUP, POSTAL DELIVERY, REFUSE AND RECYCLING PICKUP MAY NOT BE PROVIDED ALONG THE PRIVATE ROAD.
- 18. ALL LOTS TO BE SERVED BY PRIVATE WELLS AND ON SITE SEPTIC SYSTEMS. ALL SEPTIC SYSTEMS TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AS REQUIRED BY THE FVHD AND THE STATE OF CONNECTICUT HEALTH CODE.
- 19. EACH DRIVE WAY TO MEET THE TOWN OF SIMSBURY STANDARDS, NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE DRIVEWAY APRON IS PAVED.
- 20. HOUSES, DRIVE WAYS, SEPTIC SYSTEMS, WELL LOCATIONS AND CLEARING LIMITS ARE FOR CONCEPTUAL APPROVAL ONLY. A 20 SCALE SITE PLAN OF EACH LOT SHOWING THE LOCATION AND DESIGN OF THE ACTUAL IMPROVEMENTS NEED TO BE SUBMITTED AND APPROVED BY BOTH THE FVHD AND TOWN BEFORE BEGINNING ACTUAL CONSTRUCTION.
- 21. SUBDIVISION IS NOT LOCATED WITHIN ANY DESIGNATED DRINKING WATER SUPPLY WATERSHED.
- 22. LARGE TREES IN THE MEADOW TO BE PROTECTED DURING CONSTRUCTION (SEE DETAIL).
- 23. ROAD CONSTRUCTION TO BE DONE IN A TIMELY MANNER TO LIMIT EXPOSED SOILS IMMEDIATELY ADJACENT TO THE WETLANDS.
- 24. ALL NEW HOUSES ARE TO BE EQUIPPED WITH FIRE SPRINKLERS.
- 25. PROPOSED SUBDIVISION IS NOT LOCATED WITHIN 500 FEET OF ANY TOWN LINE.
- 26. HORIZONTAL DATUM IS NAD 83, VERTICAL DATUM IS NAVD 88. TAKEN FROM GPS OBSERVATIONS BY DENNO LAND SURVEYING.

LEGEND						
× _{272.2}	EXISTING CONTOUR EXISTING SPOT GRADE	6	HOUSE NUMBER			
258	PROPOSED CONTOUR	св 🦨	CB PROPOSED CATCH BASIN			
+271.0	PROPOSED SPOT GRADE	мн 🔘	PROPOSED STORM MANHOLE			
TF= 271.0	TOP OF FRAME ELEVATION	YD 😡	PROPOSED YARD DRAIN			
	EXISTING CATCH BASIN	FE ♥	PROPOSED FLARED END			
	LIMIT OF EXISTING VEGETATION		PROPOSED STORM PIPE			
	LIMIT OF EXISTING VEGETATION TO REMAIN	ρ	EXISTING UTILITY POLE			
		TP	TREE PROTECTION			
OP (OUTLET PROTECTION SCOUR HOLE (PLUNGE POOL)	IP	INLET PROTECTION (RIP RAP)			
	SILT FENCE	TEC TEC	TELEPHONE, ELECTRIC & CABLE			
CE	CONSTRUCTION ENTRANCE PAD					
SS	CATCH BASIN SILT SACK					
•	IRON PIN PROPERTY CORNER TO BE SET BY DEVELOPER					
	CONCRETE MONUMENT TO BE SET BY DEVELOPER					
- x ——— x —	WIRE FENCE					

ZONING TABLE						
ZONE: R-80	ONE: R-80 PARCEL AREA = 15.621 ACRES					
	REQUIRED	1	3	5		
AREA	2.00 ACRES	2.000 ACRES	2.014 ACRES	5.786 ACRES		
FRONTAGE	200'	235.5'	200.0'	404'		
FRONT YARD	50'	50'	50'	50'		
SIDE YARD	40'	40'	40'	40'		
REAR YARD	50'	50'	50'	50'		
MAX. HEIGHT	35'	35'	35'	35'		



FINAL APPROVAL

THIS SUBDIVISION RECEIVED FINAL APPROVAL AS AUTHORIZED BY THE

PLANNING COMMISSION CHAIRMAN OR SECRETARY

PURSUANT TO TITLE 8 OF THE CONNECTICUT GENERAL STATUTES AS REVISED AND SECTION 12B OF THESE REGULATIONS, ALL WORK IN

THIS APPROVAL, UNLESS OTHERWISE INDICATED BY SPECIAL NOTATION. DOES NOT INCLUDE SPECIFIC APPROVAL OF DRIVEWAY CONSTRUCTION. BUILDING SIZE OR LOCATION, OR SEPTIC DESIGN. SUBDIVISION MAY ALSO BE SUBJECT TO CONDITIONS, THE SATISFACTION OF WHICH MAY BE A PREREQUISITE TO THE ISSUANCE OF A ZONING OR BUILDING PERMIT.

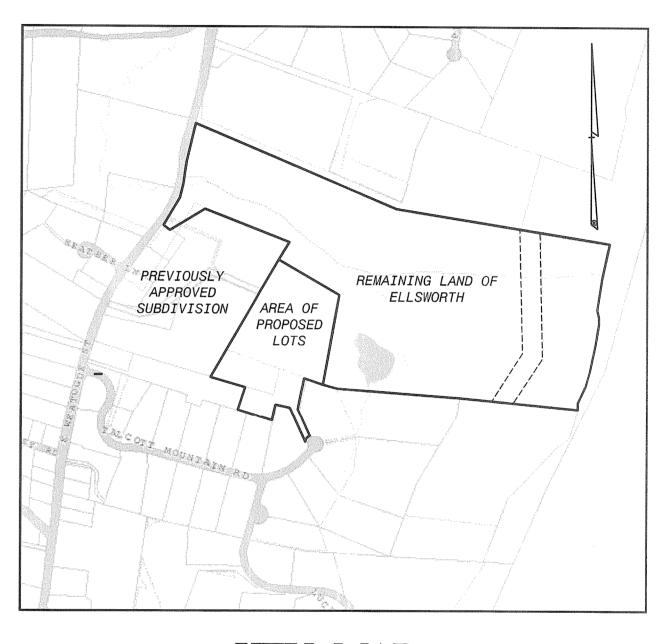
BUYERS ARE ADVISED TO INQUIRE AT THE SIMSBURY LAND USE OFFICE.

___, OTHERWISE THE APPROVAL WILL LAPSE.

CONNECTION WITH THIS SUBDIVISION MUST BE COMPLETED

SIMSBURY PLANNING COMMISSION.

DATE OF FINAL APPROVAL_____



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SHEET 8 OF 8 CONSTRUCTION DETAILS PLAN

0/08/15 - PER TOWN STAFF 12/31/14 - PER TOWN STAFF 12/26/14 - PER TOWN STAFF 11/25/14 - PER TOWN STAFF

DATE: 9/30/14

11/14/14 - PER TOWN STAFF

SHEET NO. 1 OF 8